



Courtfield Cottage







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Shipton Road, Shipton Gorge, Bridport, DT6 4NJ

Jurassic Coast/Burton Bradstock 1 1/2 miles. Bridport 2.5 miles.

A charming and well appointed detached stone cottage with lovely large gardens in a delightful country location on the edge of Shipton Gorge within the beautiful Bride Valley.

- Charming character cottage
- Appointed to high standard
- 2 Main reception rooms
- Extensive outbuildings and lovely large gardens
- Close to coast
- Spacious 1915 sqft
- 3-4 Bedrooms, 2 bathrooms
- Orangery and study
- In all about 0.36 acre
- Freehold. Council Tax Band F

Guide Price £825,000

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THE PROPERTY

Courtfield Cottage is a very attractive individual detached cottage in a delightful semi-rural location on the southern edge of Shipton Gorge village, within the beautiful Bride Valley and only 1 1/2 miles from Burton Bradstock and the Jurassic Coast. It is believed to date back to the 1840s and has main walls of natural stone. Over the years the cottage has been subject to enlargement, extensive alteration and modernisation to a very high standard.

Under the current ownership a significant number of further improvements have been undertaken, including the building of an orangery, new solid oak external doors, refurbishment of the former hobbies room, upgrading of the bathroom and shower room, redecoration and landscaping. The property is very well presented both externally, internally and to the gardens and grounds.

The many excellent features include gas-fired central heating, part electric underfloor heating, uPVC sealed unit windows, oak flooring to the principal rooms, well equipped kitchen with solid oak units, Rangemaster cooker range, warming drawer, integrated dishwasher and wine cooler plus granite worktops, oak veneered doors, quality contemporary bathroom and shower rooms and extensive fitted wardrobes to the principal bedroom.

The accommodation extends to a generous 1915 sqft net floor area and faces principally east/west.

Ground floor - Pillared porch, reception hall, living room, dining/garden room, kitchen, utility, orangery, playroom/4th bedroom/office/gym, study, 3rd bedroom, bathroom.

First floor - Large landing, 2 further double bedrooms, shower room.

OUTSIDE

There is a good sized driveway with parking area and an extensive range of timber buildings – twin garaging, store, additional garage/workshop.





The gardens are a further feature being extensively landscaped and well stocked. Immediately to the rear of the cottage is attractive paved terracing, raised timber decking area and lawn. The main gardens are laid to lawn together with a variety of mature shrubs and flowerbeds. At the far end is a large fenced vegetable and fruit garden with raised beds and a Rhino greenhouse, backing onto open fields with lovely views.

SITUATION

Occupying a lovely country setting within the sought after beautiful Bride Valley, Shipton Gorge is a charming and picturesque village within the Dorset Area of Outstanding Natural Beauty (AONB). Village amenities include a pub, church, village hall and playing fields and the very nearby village of Burton Bradstock has excellent facilities including a garage/shop, Post Office, pubs and primary school, as well as the beautiful Hive Beach, which forms part of the Jurassic Coast. The thriving market town of Bridport is also within easy reach, offering unique shopping, leisure and cultural experiences and the county town of Dorchester is easily accessible.

SERVICES

Mains electricity, water and gas. Private drainage (private treatment system). Gas-fired central heating.

Broadband - Standard up to 14Mbps and Ultrafast up to 1000Mbps, FTTH available.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services outside, but not inside.

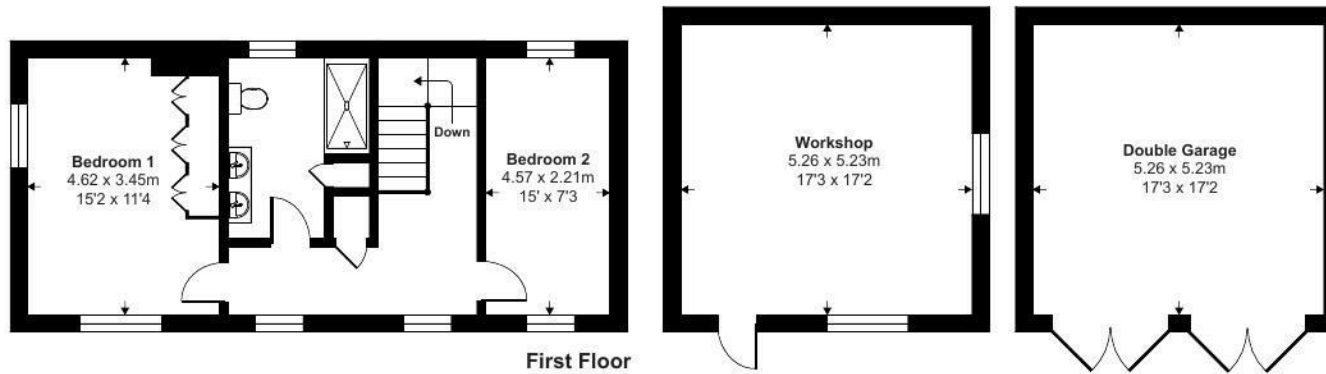
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

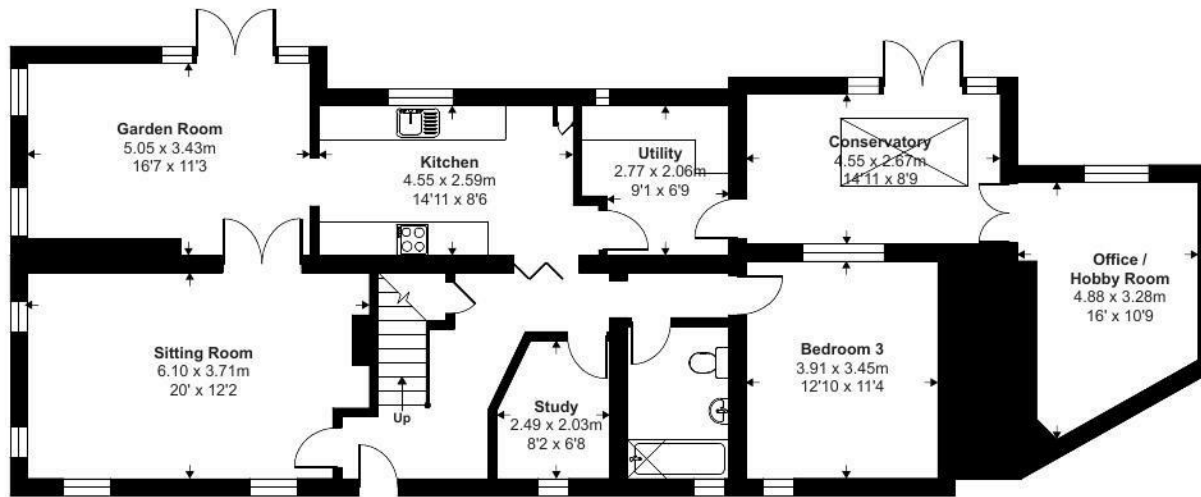
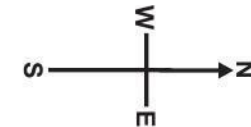
Strictly by appointment with Stags Bridport.

DIRECTIONS

Leave Bridport on the A35 towards Dorchester and within 2 miles turn right, signed Shipton Gorge. Follow this road into Shipton Gorge and pass the village pub. Continue along this road leaving the village towards Burton Bradstock and Courtfield Cottage will be seen on the right after about ¼ mile or so.



Approximate Area = 1915 sq ft / 177.9 sq m
 Garage = 294 sq ft / 27.3 sq m
 Workshop = 294 sq ft / 27.3 sq m
 Total = 2503 sq ft / 232.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1106995



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



